HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Ontario

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2012

Highlights

- The vacancy rate for standard spaces declined for the second consecutive year to 14.4 per cent, down from 16.4 per cent in 2010 and 15.7 per cent in 2011. The vacancy rate declined across all unit types.
- Total seniors' housing supply grew by 3.5 per cent to 51,300 spaces in 2012.
- The capture rate rose to 5.2 per cent, up from 5.1 per cent in 2011.
- Fixed sample rents grew by 1.6 per cent. The average monthly rent was $3,066.

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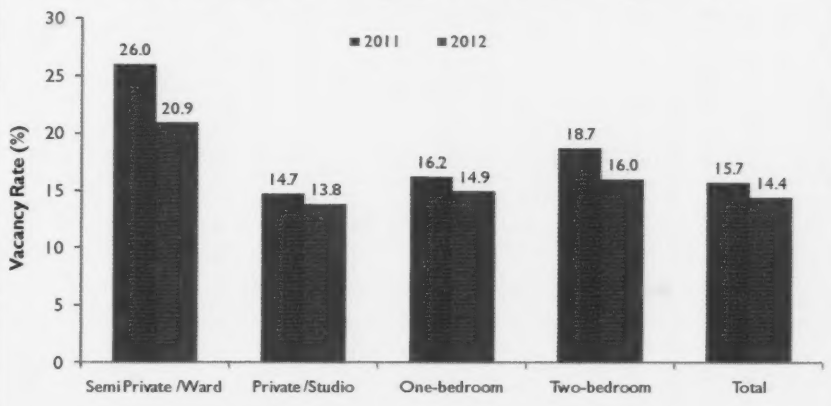
Vacancy Rate for Standard Spaces Continues to Decline



Source: CMHC Seniors' Housing Survey, 2011 and 2012

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CMHC SCHL
HOME TO CANADIANS

Ontario Vacancy Rate of Standard and Total (Universe) Spaces
Greater Sudbury
S:7.6%
T:7.4%
Thunder Bay
Algoma
Renfrew
Prescott & Russell
Ottawa
Stormont, Dundas & Glengarry
S:15.0%
T:14.2%
Lanark
S:15.0%
T:13.9%
Leeds & Grenville
Frontenac
Halliburton
Muskoka
Hastings
Lennox & Addington
S:11.8%
T:11.4%
Kawartha Lakes
Peterborough
Prince Edward
Simcoe
Northumberland
Grey
Bruce
S:17.2%
T:16.4%
Wellington/ Dufferin
Huron
Perth
Waterloo
Hamilton
Niagara
S:14.8%
T:14.3%
Oxford
Brant
Haldimand-Norfolk
Middlesex
Lambton
Elgin
Chatham-Kent
Essex
0
50
100
200
Km
Ontario
S:14.4%
T:13.8%
Legend
Central Ontario
Eastern Ontario
Northern Ontario
Ottawa
Southwestern Ontario
Greater Toronto Area
S: Standard Spaces
T: Total Spaces (Universe)

Vacancy Rate

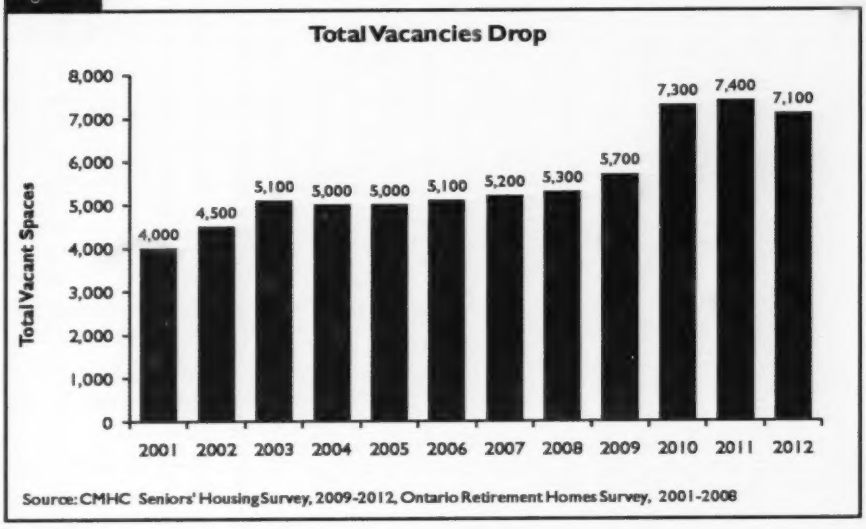
Vacancy rate declines due to strong demand for newer supply

The overall vacancy rate for seniors' housing in Ontario fell to 13.8 per cent from 15.0 per cent in 2011. Total vacancies declined for the first time in almost a decade, in spite of 3.5 per cent growth in total supply. The growth in the 75 years and older population as well as the rise in the capture rate boosted the demand for seniors housing. The capture rate rose to 5.2 per cent in 2012 from 5.1 per cent in 2011.

Newer seniors' housing developments continued to drive demand. All the increase in occupancies was captured by seniors' homes opened in 2000 or later. The vacancy rate declined the most in Ottawa and the Greater Toronto Area (GTA), where supply added in 2000 and later made up the largest share of total supply at 50 per cent. Vacancies in homes opened prior to 2000 declined as conversions and removals resulted in a reduction of 40 spaces in residences opened before 1990 and a decline of 400 spaces for those opened between 1990 and 1999.

Within the GTA, new seniors' housing development has been more active in York and Durham regions, and Toronto's North York and Etobicoke areas. These areas accounted for 71 per cent of the increase in occupancies in the GTA in 2012. Niagara and Simcoe are the most active areas for recent retirement home development in Central Ontario and gained two-thirds of the increase in occupancies in the area. Essex and Middlesex are the most active areas in Southwestern Ontario and accounted for more than half of the increase in demand.

Figure 2



Note: Vacancies numbers were rounded to the nearest hundred.

Vacancy rate falls across all unit types

The overall vacancy rate declined across all unit types with the biggest drop in the semi-private/ward and two-bedroom sectors. The decline in the vacancy rate of semi-private and ward spaces was the result of a reduction of their spaces. Total occupancies of semi-private/ward spaces were actually lower in 2012 than in 2011. The increase in demand for both one- and two-bedroom suites matched the increase in supply, lowering the overall vacancy rates for both suite types. New demand for private/studio spaces outpaced the growth in supply, resulting in a lower

Figure 3

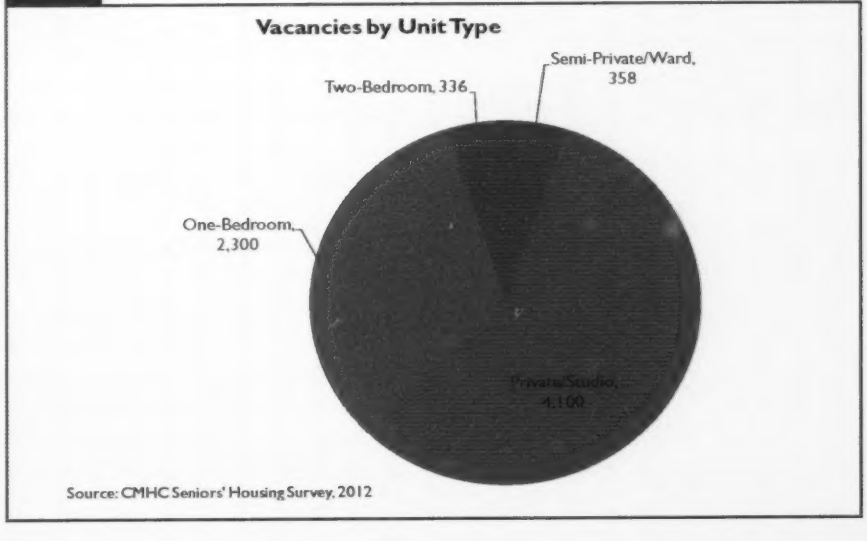
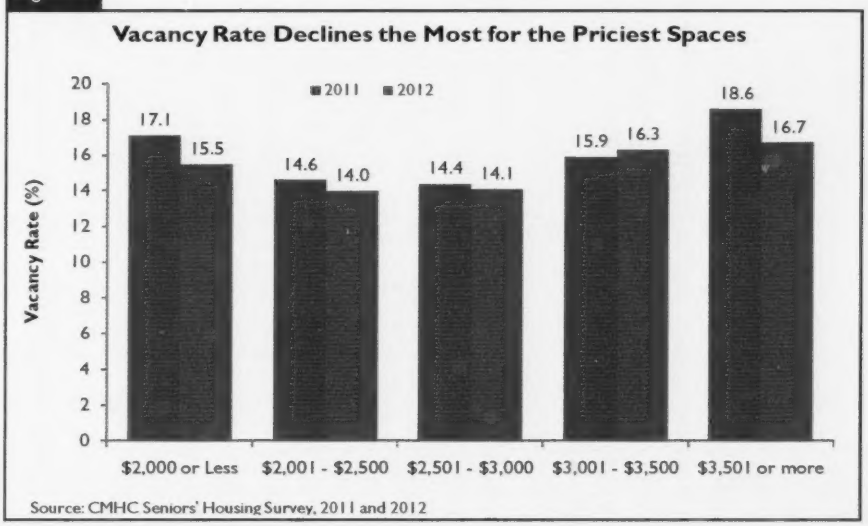


Figure 4



Total Spaces Breakdown	
Type	**% of Total**
Standard Units	**94.2**
Non-Standard Spaces	**5.8**
Heavy Care	1.4
Respite	1.7
Non-Market or Subsidized	2.6
Total Sample	**100.0**

Source: CMHC Seniors' Survey, 2012
% is based on those spaces where the type is known

vacancy rate of 13.1 per cent, the lowest among all unit types.

Priciest spaces experience the largest vacancy rate decline

The highest priced spaces, which charged rent over $3,500 per month, experienced the biggest decline in vacancy rates in 2012 as demand for new supply, which had a large share of expensive suites, strengthened. Even though the share of spaces priced over $3,500 grew to 29.4 per cent of total spaces from 27.8 per cent a year ago, the vacancy rate for these spaces dropped to 16.7 per cent from 18.6 per cent in 2011.

In the GTA spaces charging over $3,500 accounted for more than half of the total supply and captured all the increase in demand. Supply and occupancies of lower-priced spaces decreased.

In Central Ontario supply grew in spaces with rents over $3,000 and declined in spaces in lower rent ranges. Spaces with rents over $3,000 made up one-third of the total supply and netted all the increase in demand.

In Ottawa supply of spaces with rents below $2,500 shrank. Seniors moved out of older and smaller spaces and into newer and larger spaces. The vacancy rate for spaces with rents over $2,500 decreased with the most noticeable decline, an eight percentage point drop, for homes opened in 2000 and later.

In Eastern and Southwestern Ontario recently added supply, usually priced between $2,500 and $3,500, gained most of the increase in demand.

Universe

Larger-sized residences boost supply

There were 20 new homes opened in 2010 that became eligible for the 2012 survey. These new homes brought a total of 2,170 spaces, of which 1,950 were from the 15 new homes with 90 or more spaces each. The total number of eligible residences increased to 671 homes, supplying the Ontario market with a total of 51,300 spaces.

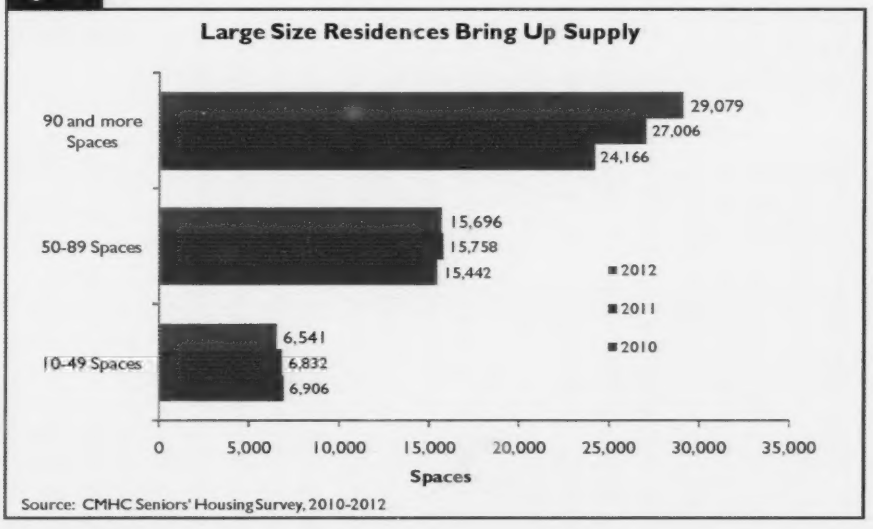
The level of amenities at homes with 90 or more spaces continued to improve and drew residents from smaller homes. As a consequence, conversion and removal activities

Share of Total Spaces by Unit Type and Region								
	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom	
	2011	2012	2011	2012	2011	2012	2011	2012
Greater Toronto Area	3.0%	2.8%	53.8%	51.8%	38.0%	39.7%	5.3%	5.7%
Central Ontario	7.2%	6.5%	67.3%	66.1%	22.7%	24.3%	2.8%	3.0%
Ottawa	3.1%	3.2%	61.8%	62.3%	30.5%	29.7%	4.6%	4.8%
Eastern Ontario	7.4%	5.9%	71.2%	70.6%	19.6%	21.3%	1.8%	2.2%
Southwestern Ontario	6.1%	5.0%	65.4%	61.9%	25.7%	29.0%	2.8%	4.0%
Ontario	5.0%	4.5%	62.6%	61.2%	28.6%	30.3%	3.7%	4.1%

continued to reduce residences with less than 90 spaces. Homes with 90 or more spaces made up 57 per cent of the total supply in Ontario, up from 54 per cent in 2011.

Ottawa had the largest share of spaces from homes with 90 or more spaces, 76 per cent, followed by a 72 per cent rate in the GTA. These two areas have been the most active markets for seniors' housing development in the past decade. Spaces added since 2000 accounted for half of total supply in these two areas. Eastern Ontario had the smallest share of spaces from homes with 90 or more spaces as homes added since 2000 represented one-third of the total supply.

Figure 5



Couple residents drive demand

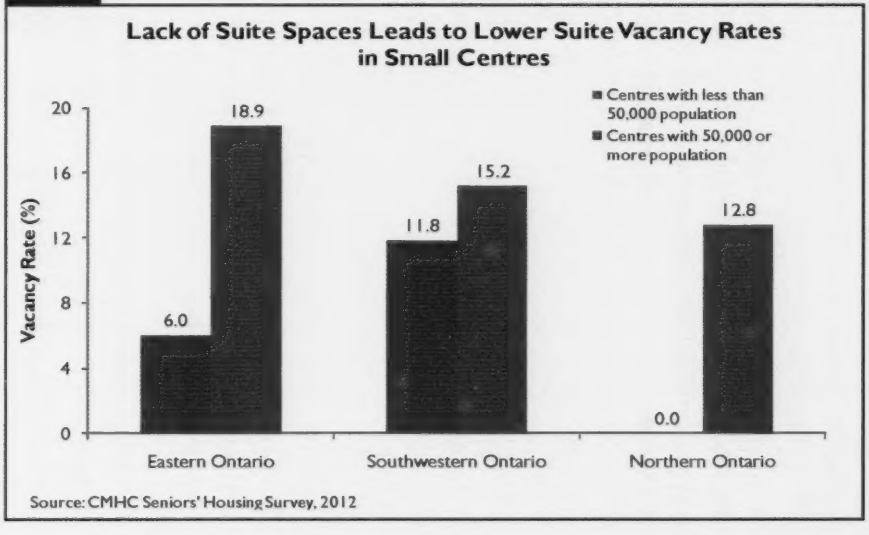
There were 47,200 seniors living in retirement homes in Ontario in 2012, 2,400 more residents than in 2011. Couple residents continued to grow strongly as they were attracted to the new supply, which is characterized as having more amenities and larger spaces. A quarter of the increase in residents was couple residents. Couples comprised 12.7 per cent of total residents compared to 12.0 per cent a year ago.

The highest couple rate in Ontario was in the GTA at 13.4 per cent. High couple rates are usually in areas with a larger than average share of suites. In the GTA, suites make up 45 per cent of total supply, the highest among all major regions. In submarkets like Frontenac, Northumberland and Middlesex, where the couple rates were among the highest in each region, suite spaces made up over half of total supply.

Small centres outside Central Ontario underserved with suite spaces

One- and two-bedroom suites made up 17 per cent of the total supply in small centres with less than 50,000 population in Eastern, Southwestern and Northern Ontario compared to the 40 per cent rate in centres with more than 50,000 in these regions. The vacancy rates for suites were much lower in these smaller centres.

Figure 6



Supply growth will moderate in 2013

Total supply is expected to move up by 2.7 per cent to 52,700 spaces due to the 14 homes with 1,350 spaces opened in 2011. This is the lowest growth rate since 2007. The area that will capture the largest number of these new spaces will be the GTA, 540 spaces. Northern Ontario will experience the largest percentage gain

in supply, 4.2 per cent, followed by Southwestern Ontario's 3.8 per cent gain.

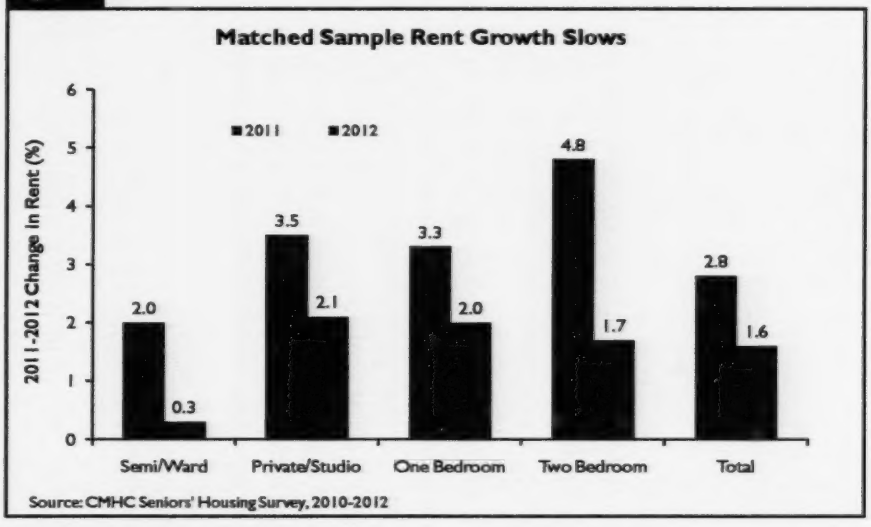
Rent

Rent growth slows

The average growth of rent for the matched samples in Ontario was 1.6 per cent from 2011 to 2012, lower than the general rate of inflation of 2.9 per cent during the same period and growth last year of 2.8 per cent. One of the causes of the slower growth is that the allowable rent increase in Ontario for 2011 was 0.7 per cent. Because retirement homes that opened prior to 1990, and are subject to guideline rent increases, made up a substantial share of the total supply at 35 per cent, overall rent growth slowed. Southwestern Ontario, where the universe opened prior to 1990 accounted for the highest share of the total supply in Ontario, registered no growth in total matched sample rent.

Another possible explanation for slower growth in rent relates to the especially strong growth of supply in 2010 and 2011. The average vacancy rate for new homes opened in 2010 was close to 40 per cent. The majority of the newly added homes were still in the lease up period and usually held down rent increases. The best example is Ottawa, where supply added in 2010 and 2011 accounted for more than half of the supply growth since 2000 and recorded no rent growth for spaces added since 2000. Thus the overall growth of rent in Ottawa was limited to 0.4 per cent in 2012. Looking forward, the higher allowable rent growth rate for residences in Ontario in 2012 and the decrease in the vacancy rate of newly opened homes will bode well for stronger rent growth in 2013.

Figure 7



Similar to the matched samples, the average rent growth for all spaces was 2.1 per cent, lower than the general rate of inflation. The average cost of renting a seniors' housing space in Ontario was $3,066 per month in 2012. It should be noted that rents in Ontario usually include the costs of three meals daily, utilities as well as on-site medical services and registered nurse, which differs from the rents charged in other regions in Canada where lower percentages of homes provide the above services. Furthermore, on average, retirement homes in Ontario offer a higher level of amenities.

The fastest rent growth, 4.2 per cent, was in the GTA, which captured the largest share of new supply in 2012 in Ontario. The majority of the increase in supply was one- and two-bedroom spaces, pushing average rents up by four per cent for one-bedrooms and nine per cent for two-bedrooms. The highest average rent in Ontario was in Etobicoke, $4,050.

Central Ontario recorded the second highest growth rate in rents, three per cent. This region accounted for the second highest share of new supply in Ontario. In the rest of Ontario, average rent growth was slower than the average in Ontario. Slower supply growth contributed to part of the lower rent growth. Ottawa and Northern Ontario experienced a half percentage point drop in total supply. These two areas also experienced declines in their average rents. Retirement home supply is the oldest in Southwestern Ontario, where the average rent dropped by 0.7 per cent in 2012.

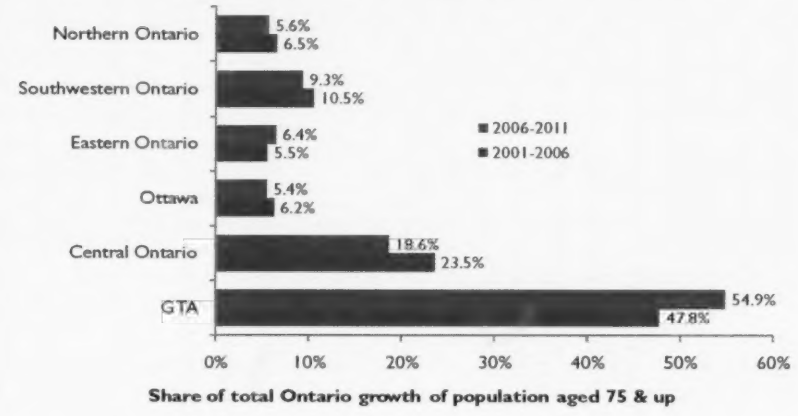
Spotlight on...

Seniors' Population

The population aged 75 and over grew at a slower pace of 11.9 per cent during the 2006-2011 census period compared to growth in the 2001-2006 period of 19.4 per cent, due to low birth rates in the 1930s. Total seniors aged 75 and over increased by 93,000 during 2006-2011 compared to the 127,000 growth during the previous five-year period. The growth of the population aged 75 and over is expected to pick up to 13.6 per cent, a total of 121,000 persons, during 2011-2016.

Figure 8

GTA Captures a Larger Share of Senior Population



Source: Statistics Canada, 2001, 2006 & 2011 Census

GTA captures a larger share of senior population growth

The GTA gained an increasing share of the total growth of the population aged 75 and over in Ontario during 2006-2011. Meanwhile, the GTA accounted for 72 per cent of the total population growth in Ontario, up from 63 per cent in the previous census period. The GTA is projected to gain half of the increase in seniors aged 75 and over in Ontario during 2011-2016.

All regions in the GTA, except City of Toronto, became more popular for seniors. Peel and York regions drew half of the growth of the population aged 75 and over in the GTA during 2006-2011.

Seniors key to population growth outside the GTA and Ottawa

In areas outside the GTA and Ottawa, the population aged 65 and over grew by six times the rate of the younger population. The growth of the population aged 65 and over in areas outside the GTA and Ottawa increased during

Seniors' population growth by region, 2006-2011

Population growth	GTA	Ottawa	Central Ontario	Southwestern Ontario	Eastern Ontario	Northern Ontario
Under 65 years	7.9%	7.8%	2.1%	-1.1%	0.8%	-3.3%
65 years & up	16.5%	15.6%	12.2%	11.5%	13.7%	8.5%
Under 75 years	8.5%	8.7%	3.2%	0.3%	2.3%	-2.2%
75 years & up	16.5%	10.2%	8.9%	7.8%	9.8%	9.3%

Source: Statistics Canada, 2006 and 2011 Census

Spotlight on...

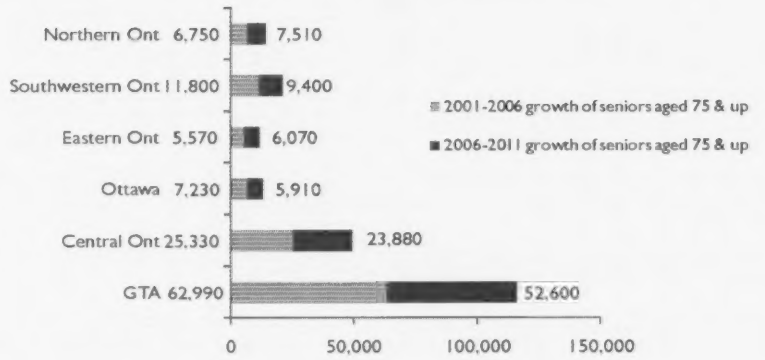
2006-2011 with a combined gain of 104,000, compared to the growth of 58,000 during 2001-2006. Eastern, Southwestern and Northern Ontario combined gained a total of 19,750 seniors aged 75 and over.

Seniors' preferences for retirement home living vary

Relative to the senior population growth, seniors' housing supply has grown stronger in Ottawa, Southwestern and Central Ontario due to the higher capture rates in these areas. Ottawa, with a capture rate of 10 per cent, the highest in Ontario, accounted for 5.9 per cent of the increase in total population aged 75 and over in Ontario during 2001-2011 but made up a fifth of the total growth in supply during the same period. The capture rates in Southwestern and Central Ontario have improved over time to close to six per cent and above the average in Ontario. Supply in Eastern Ontario picked up strongly in the past five years as the capture rate moved up noticeably, from five per cent in the period of 2001-2006 to seven per cent in 2006-2011. The preference for retirement home living remained the lowest in Northern Ontario.

Figure 9

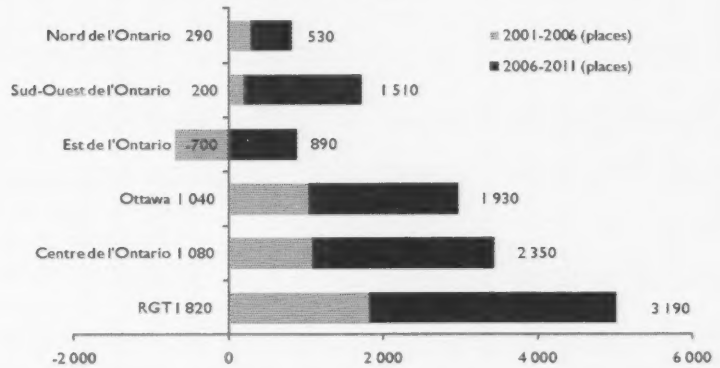
Senior's population growth, 2001-2011



Source: Statistics Canada, 2001, 2006 and 2011 census

Figure 10

Croissance de l'offre dans les résidences pour aînés, de 2001 à 2011



Sources : SCHL (enquêtes sur les résidences pour personnes âgées, 2009-2012, et Enquête sur les maisons de retraite de l'Ontario, 2001-2008)

TABLES INCLUDED IN THE ONTARIO SENIORS' HOUSING REPORT

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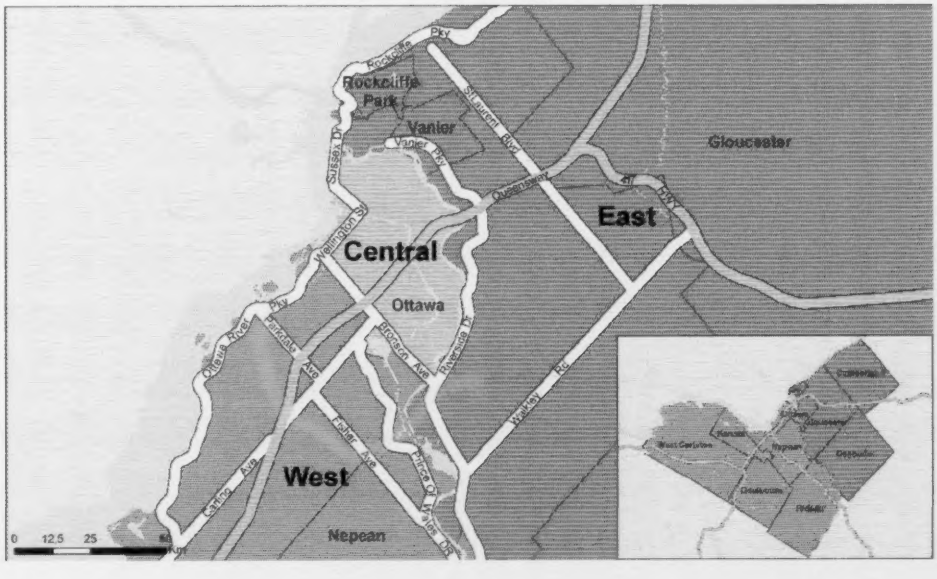
SHS ZONE DESCRIPTIONS - OTTAWA	
Zone 1	**West** - former municipalities of West Carleton, Goulbourn, Rideau, Kanata, Nepean and western portion of former city of Ottawa bounded by Bronson and Rideau River (east).
Zone 2	**Central** - central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Zone 3	**East** - former municipalities of Gloucester, Cumberland, Osgoode, Rockliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).



1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Greater Toronto Area	27.4 a	23.6 a	18.1 a	17.0 a	18.1 a	16.3 a	24.3 a	22.0 a	18.7 a	17.2 a
Toronto	20.7 a	17.1 d	22.2 a	19.9 a	16.3 a	16.1 a	25.0 a	16.8 a	20.0 a	18.2 a
East York/York City	**	**	34.8 a	27.2 a	23.6 a	30.6 a	**	**	31.8 a	28.0 a
Etobicoke	**	**	12.6 a	11.4 c	22.9 a	12.5 c	**	**	19.5 a	11.7 c
North York	**	++	22.8 a	25.9 a	16.1 a	20.1 a	29.0 d	23.9 a	21.3 a	23.8 a
Scarborough	**	**	15.4 a	10.1 c	6.6 b	1.7 c	**	**	13.4 a	7.9 b
Former City of Toronto	**	**	22.7 a	20.2 a	14.9 a	16.5 a	19.8 d	9.3 c	18.4 a	17.8 a
Durham	**	**	13.4 a	15.0 a	14.7 c	14.4 a	11.2 d	9.0 b	14.4 a	14.4 a
Halton	–	**	10.9 a	7.4 a	11.9 a	9.7 a	11.2 d	16.1 d	11.4 a	8.9 a
Peel	++	++	13.5 a	17.2 a	30.6 a	22.9 a	++	35.6 a	22.8 a	21.6 a
York	++	++	19.8 a	17.4 a	17.2 a	16.3 a	++	29.3 a	20.4 a	18.1 a
Central Ontario	25.0 a	18.9 a	12.3 a	11.5 a	14.1 a	11.9 a	12.0 c	9.2 b	13.4 a	11.8 a
Brant	16.9 a	16.0 a	11.0 a	7.1 a	1.0 a	0.0 a	**	**	9.8 a	6.5 a
Haldimand-Norfolk	**	**	8.1 b	7.1 a	**	**	**	**	8.4 b	6.2 a
Hamilton	32.1 a	25.1 a	11.0 a	12.6 a	7.5 b	7.6 a	**	13.6 a	11.7 a	12.0 a
Former City of Hamilton	30.5 a	38.2 a	13.4 a	16.0 a	15.4 a	16.1 a	**	**	15.5 a	17.4 a
Rest of Hamilton	**	**	5.8 b	6.7 a	4.8 c	4.0 b	**	**	6.5 b	5.5 a
Kawartha Lakes	**	**	**	**	**	**	–	–	**	**
Muskoka	–	–	**	28.2 a	**	**	–	–	**	25.4 a
Niagara	++	8.7 b	17.5 a	16.0 a	14.7 a	13.1 a	++	16.0 d	16.8 a	14.8 a
Niagara Falls	**	**	11.3 a	14.5 a	7.8 b	7.7 a	**	**	10.8 a	11.7 a
St. Catharines	**	**	21.4 a	21.0 a	**	18.1 a	**	**	17.7 a	19.6 a
Rest of Niagara	**	**	17.3 a	13.2 c	19.2 d	12.3 c	**	**	18.8 a	12.8 a
Northumberland	**	–	21.0 a	22.8 a	30.4 a	25.2 a	10.0 a	4.5 d	25.2 a	23.2 a
Peterborough	**	–	10.0 b	6.1 c	9.9 b	++	++	**	9.9 b	7.3 c
Simcoe	++	24.3 a	15.7 a	13.4 a	28.0 a	25.7 a	++	15.1 d	19.9 a	17.3 a
Barrie	**	**	17.8 d	10.6 a	++	3.6 a	**	**	19.5 d	9.6 a
Rest of Simcoe	34.0 a	++	14.6 a	14.8 a	33.5 a	36.5 a	20.6 a	12.5 d	20.1 a	21.5 a
Waterloo	12.1 c	6.9 a	10.1 a	4.9 a	6.0 a	1.2 a	++	0.0 a	9.0 a	4.0 a
Cambridge	3.0 a	**	8.0 a	1.6 a	2.0 a	1.2 a	–	**	5.8 a	2.3 a
Kitchener	26.2 d	7.8 a	13.2 a	6.0 a	10.1 d	0.0 a	**	**	13.5 a	5.4 a
Rest of Waterloo	**	**	5.0 a	4.6 a	6.2 a	1.7 a	++	0.0 a	5.1 a	3.0 a
Wellington/Dufferin	27.1 d	29.7 a	8.5 b	8.8 a	9.9 c	3.3 c	**	**	10.5 c	8.9 a
Guelph	++	35.2 a	8.4 b	5.2 a	8.2 c	0.8 a	**	**	11.4 c	6.9 a
Rest of Wellington/Dufferin	**	++	8.7 c	12.9 c	**	8.4 c	**	**	9.2 c	11.9 a
Ottawa	++	19.1 d	17.5 a	15.0 a	16.5 a	14.7 a	19.2 d	16.0 d	17.6 a	15.0 a
Ottawa - Central	**	**	29.8 a	20.2 d	34.3 a	19.7 d	**	**	31.8 a	19.7 a
Ottawa - East	**	**	9.0 a	11.2 a	8.5 b	11.4 a	5.8 d	4.2 c	8.8 a	11.1 a
Ottawa - West	**	**	21.1 a	16.8 a	14.4 a	15.2 a	24.1 d	21.3 d	19.6 a	16.7 a

continued

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Eastern Ontario	28.1 a	24.8 d	12.8 a	14.9 a	18.3 a	14.4 a	6.5 b	7.2 a	14.9 a	15.0 a
Frontenac	**	**	10.5 a	10.8 a	26.8 a	18.4 a	**	15.2 a	19.7 a	15.7 a
Hastings/Prince Edward	**	**	18.7 a	12.7 c	39.8 a	++	**	**	23.8 a	17.3 d
Lanark	--	**	++	12.0 c	5.6 d	1.5 a	**	**	6.2 c	9.7 b
Leeds & Grenville	**	**	10.5 a	11.5 a	2.9 a	4.5 a	--	--	9.1 a	10.7 a
Lennox & Addington	**	**	++	++	**	**	--	--	++	29.7 d
Prescott & Russell	**	++	9.1 a	10.2 a	3.7 a	++	--	--	10.5 a	11.3 a
Renfrew	13.6 d	7.6 b	11.1 a	17.1 a	6.2 c	8.1 b	**	**	9.7 a	14.1 a
Stormont, Dundas & Glengarry	20.0 a	**	13.1 a	24.4 a	14.9 a	11.2 c	--	--	14.2 a	20.1 a
Southwestern Ontario	25.6 a	22.4 a	15.4 a	13.5 a	13.6 a	16.7 a	14.0 c	13.9 a	15.2 a	14.8 a
Bruce	**	**	17.3 d	21.2 a	**	14.4 c	--	--	18.0 d	19.3 a
Elgin	**	**	18.5 d	9.9 c	**	**	**	**	15.9 d	11.6 d
Essex	32.0 a	27.1 a	19.8 a	18.7 a	13.7 a	22.4 a	11.8 c	13.6 c	18.0 a	20.1 a
Windsor	**	**	22.5 a	23.9 a	6.6 b	27.6 a	**	**	18.1 a	24.8 a
Leamington/Kingsville	--	--	18.3 a	3.3 a	**	**	**	**	16.0 a	4.0 a
Rest of Essex	27.3 a	36.6 a	16.1 a	23.4 a	22.3 a	**	**	**	19.0 a	20.9 a
Grey	**	**	17.7 d	12.5 c	**	13.2 c	**	**	15.4 d	12.6 a
Huron	**	**	18.4 d	18.7 a	**	**	**	**	16.4 d	15.9 a
Chatham-Kent	++	21.1 d	10.9 a	8.0 a	5.2 d	++	--	--	11.1 a	8.3 a
Lambton	**	**	8.7 a	8.9 a	13.3 a	9.2 a	3.2 a	**	10.3 a	9.8 a
Middlesex	**	**	17.4 a	13.0 a	16.8 a	18.6 a	20.2 d	17.9 a	17.4 a	16.4 a
Oxford	--	--	8.1 c	++	**	**	**	**	7.7 c	++
Perth	19.4 d	5.2 d	10.2 c	14.0 c	++	++	--	--	12.2 c	12.5 c
Northern Ontario	++	**	5.8 a	5.0 a	13.9 a	13.3 a	18.8 a	++	8.4 a	7.6 a
Algoma /Thunder Bay	**	**	5.4 c	8.2 b	22.3 a	24.0 a	**	**	11.3 a	14.8 a
Greater Sudbury	--	**	3.8 b	2.5 a	1.4 a	**	**	**	3.1 b	1.8 a
Rest of North	**	--	8.6 a	4.4 a	12.0 a	0.6 a	**	**	9.7 a	3.3 a
Ontario	**26.0 a**	**20.9 a**	**14.7 a**	**13.8 a**	**16.2 a**	**14.9 a**	**18.7 a**	**16.0 a**	**15.7 a**	**14.4 a**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,000 or less		$2,001 - $2,500		$2,501 - $3,000		$3,001 - $3,500		$3,501 and more		Total spaces where rents are known	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Greater Toronto Area	19.3 a	17.9 a	23.3 a	27.6 a	16.6 a	17.2 a	16.5 a	15.0 a	20.3 a	18.6 a	19.2 a	18.5 a
Toronto	13.7 a	14.2 c	23.5 a	28.5 a	24.8 a	20.4 a	23.3 a	20.5 a	18.4 a	18.0 a	20.2 a	19.7 a
East York/York City	29.8 a	23.3 a	**	**	**	**	**	**	18.0 a	12.3 a	32.9 a	28.8 a
Etobicoke	**	**	**	**	**	–	**	**	25.8 a	**	21.1 a	12.7 c
North York	++	**	50.0 a	**	19.0 d	++	26.7 a	31.6 a	17.2 a	22.3 a	22.0 a	26.7 a
Scarborough	16.2 d	8.9 c	23.0 d	**	9.4 b	13.2 c	11.3 c	6.4 c	12.7 c	3.6 d	14.1 a	8.4 b
Former City of Toronto	7.8 c	**	3.8 d	13.3 c	27.2 d	24.4 d	++	16.4 d	16.3 d	20.6 a	16.1 a	19.1 a
Durham	++	++	21.6 d	37.7 a	9.2 b	11.2 c	3.6 d	10.7 c	18.0 d	13.1 a	13.9 a	14.5 a
Halton	**	**	3.0 d	5.6 d	9.0 c	5.8 c	9.4 b	6.0 b	14.2 a	12.4 a	12.1 a	9.7 a
Peel	++	++	16.8 d	26.0 d	9.4 c	11.7 c	12.7 c	16.7 d	30.7 a	28.3 a	23.8 a	24.1 a
York	++	++	++	12.7 d	20.8 d	30.8 a	17.7 d	15.4 d	18.6 a	18.0 a	21.3 a	19.5 a
Central Ontario	19.1 a	15.1 a	15.4 a	12.8 a	10.1 a	11.0 a	13.1 a	13.3 a	11.3 a	12.8 a	13.4 a	12.7 a
Brant	18.5 a	15.4 a	10.6 a	13.2 a	8.0 b	2.9 a	**	**	**	**	10.3 a	6.7 a
Haldimand-Norfolk	10.9 c	9.6 a	3.2 d	**	**	**	**	**	**	0.0 a	8.7 b	6.5 a
Hamilton	28.7 a	23.7 a	9.0 a	10.6 a	6.2 b	12.9 a	7.4 b	10.8 a	9.5 b	8.7 b	12.3 a	12.9 a
Former City of Hamilton	29.7 a	26.8 a	10.6 a	11.7 a	5.6 b	17.1 a	8.1 b	18.1 a	**	23.0 a	16.4 a	17.9 a
Rest of Hamilton	**	**	5.3 d	6.9 c	6.8 c	7.1 c	6.8 c	6.0 c	2.5 c	4.2 c	6.8 b	6.1 b
Kawartha Lakes	**	**	**	**	**	**	**	**	**	**	**	**
Muskoka	–	–	**	**	**	**	**	**	**	**	**	26.8 a
Niagara	19.4 d	13.1 c	15.2 d	14.3 a	10.6 c	15.9 a	18.1 d	15.0 d	19.0 d	24.2 a	15.4 a	15.8 a
Niagara Falls	**	**	11.0 c	11.3 c	8.9 b	14.2 a	**	**	**	**	11.4 a	12.3 a
St. Catharines	**	**	**	27.9 a	**	17.8 a	**	19.8 a	**	**	9.2 c	21.3 a
Rest of Niagara	24.7 d	++	18.5 d	10.4 c	12.6 d	++	**	12.9 d	14.3 d	++	20.0 a	13.6 c
Northumberland	19.4 a	21.2 d	36.3 a	24.1 a	18.0 a	22.2 a	39.7 a	37.8 a	**	**	26.4 a	24.8 a
Peterborough	**	**	8.8 c	++	12.2 d	4.2 d	4.6 d	**	12.8 d	13.9 d	10.4 c	7.8 c
Simcoe	21.2 d	25.5 a	20.9 a	11.3 c	14.7 a	14.3 a	15.7 d	22.0 a	22.9 d	22.9 a	18.9 a	19.1 a
Barrie	**	**	27.1 d	**	++	7.2 c	++	13.2 c	++	7.0 c	20.4 d	11.6 a
Rest of Simcoe	16.7 d	33.3 a	16.6 a	9.0 b	16.2 a	16.1 a	19.1 d	27.8 a	24.1 a	31.4 a	18.1 a	22.7 a
Waterloo	10.0 b	7.5 b	17.8 a	6.5 b	9.6 a	4.1 b	7.5 b	2.3 b	3.3 b	2.2 b	9.4 a	4.2 a
Cambridge	3.4 b	4.4 c	12.5 c	1.4 a	8.1 b	0.0 a	**	**	**	**	6.0 a	2.5 a
Kitchener	24.6 d	++	20.7 a	7.7 b	14.7 c	4.0 c	7.8 c	3.6 d	3.4 d	2.9 c	14.2 a	5.9 b
Rest of Waterloo	5.0 d	0.0 a	9.5 c	9.1 c	4.0 b	4.8 b	8.2 b	1.0 a	3.9 c	2.7 b	5.2 a	3.2 b
Wellington/Dufferin	++	19.9 d	15.3 d	13.0 c	++	10.0 c	11.4 d	8.7 b	5.0 d	2.6 c	11.5 c	9.1 a
Guelph	**	22.5 d	25.0 d	5.2 c	3.5 d	10.4 c	**	7.6 b	5.5 d	0.8 a	12.2 c	7.3 a
Rest of Wellington/Dufferin	++	++	++	17.2 d	++	++	**	**	**	**	10.3 d	12.0 c
Ottawa	13.4 c	14.0 c	8.3 b	14.0 c	23.7 a	17.5 a	19.1 a	18.1 a	19.5 a	17.3 a	18.5 a	16.8 a
Ottawa - Central	**	**	**	**	64.0 a	++	**	**	16.8 d	22.8 d	30.6 a	25.0 d
Ottawa - East	2.7 c	13.5 d	5.2 c	18.4 d	10.0 b	8.0 b	2.2 c	13.0 c	11.8 c	16.5 d	8.1 a	13.4 a
Ottawa - West	++	++	12.3 c	7.7 c	22.7 a	21.1 a	22.6 d	19.8 d	24.4 a	16.1 a	21.8 a	17.2 a

continued

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,000 or less		$2,001 - $2,500		$2,501 - $3,000		$3,001 - $3,500		$3,501 and more		Total spaces where rents are known	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Eastern Ontario	16.0 a	18.1 a	12.9 a	12.3 a	15.3 a	17.5 a	17.6 a	14.1 c	24.3 a	12.3 c	16.2 a	15.3 a
Frontenac	**	**	15.3 d	14.9 d	7.7 b	2.7 c	34.5 a	9.0 c	22.2 a	15.2 d	20.6 a	12.1 c
Hastings/Prince Edward	17.5 d	++	28.6 d	++	15.1 d	++	**	++	**	++	25.1 a	17.5 d
Lanark	**	++	**	++	**	**	**	**	**	**	**	10.8 c
Leeds & Grenville	9.0 b	14.3 c	12.5 c	2.7 c	11.5 c	6.9 b	5.2 b	12.7 c	10.5 c	20.3 d	9.7 a	11.3 a
Lennox & Addington	**	**	**	**	**	**	**	**	**	**	++	++
Prescott & Russell	13.0 a	14.4 c	5.0 c	1.1 d	**	**	**	**	–	**	11.3 a	12.0 c
Renfrew	9.5 c	9.7 b	10.9 c	17.8 a	++	17.4 d	**	14.3 d	**	++	10.2 c	15.2 a
Stormont, Dundas & Glengarry	15.8 a	4.4 d	11.6 a	19.3 d	23.6 a	**	**	**	**	**	15.0 a	21.2 a
Southwestern Ontario	19.4 a	16.0 a	15.6 a	12.8 a	13.7 a	12.7 a	17.0 a	22.0 a	16.5 a	14.8 a	15.9 a	15.0 a
Bruce	++	++	12.0 d	15.2 d	**	**	**	**	**	**	19.0 d	20.4 a
Elgin	**	**	**	++	**	**	**	**	**	**	16.6 d	12.2 d
Essex	19.5 d	14.0 a	18.9 a	18.6 a	20.0 a	24.8 a	31.6 a	26.8 a	8.1 b	19.8 a	18.8 a	21.4 a
Windsor	**	10.8 c	27.6 d	22.1 d	22.2 a	34.9 a	23.8 d	46.2 a	3.4 d	22.3 a	18.6 a	26.1 a
Leamington/Kingsville	**	**	13.8 a	1.1 d	**	**	**	**	–	**	16.9 a	4.7 b
Rest of Essex	20.0 d	20.5 a	19.5 d	33.3 a	14.5 a	24.7 a	**	20.7 a	**	**	20.1 a	21.8 a
Grey	**	**	21.6 d	13.5 c	++	10.1 d	++	++	**	++	16.3 d	12.7 c
Huron	**	**	17.6 d	16.2 a	**	**	**	**	**	**	16.8 d	16.3 a
Chatham-Kent	++	22.0 d	13.3 c	8.1 b	2.9 c	4.0 c	++	++	**	**	11.7 a	8.5 a
Lambton	15.8 a	19.1 d	6.7 b	10.3 c	9.3 a	5.5 b	18.4 a	**	0.0 a	**	10.7 a	9.9 a
Middlesex	++	7.8 c	17.9 d	10.4 c	15.0 c	7.8 b	10.8 c	28.6 a	26.8 a	15.3 a	18.1 a	15.5 a
Oxford	**	**	**	**	**	**	**	**	**	**	8.1 c	++
Perth	11.5 c	10.3 c	++	12.5 d	**	17.1 d	**	**	**	**	12.5 c	12.7 c
Northern Ontario	6.2 b	4.2 b	5.5 b	4.8 b	5.1 c	7.3 c	16.2 d	26.6 d	20.1 a	6.8 c	8.9 a	8.1 a
Algoma/Thunder Bay	++	4.1 c	**	9.7 b	++	12.6 d	**	++	**	**	11.9 a	15.5 a
Greater Sudbury	8.7 c	5.0 c	3.1 c	0.9 a	**	**	**	**	**	**	3.3 b	2.0 a
Rest of North	13.5 c	3.4 c	8.2 a	4.9 b	6.8 c	1.6 c	15.4 d	**	**	**	10.3 a	3.6 b
Ontario	17.1 a	15.5 a	14.6 a	14.0 a	14.4 a	14.1 a	15.9 a	16.3 a	18.6 a	16.7 a	16.2 a	15.4 a

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces
Ontario

Centre	Vacancy Rate		Average Rent	
	2011	2012	2011	2012
Greater Toronto Area	++	1.7 b	4,602 a	4,750 a
Toronto	++	3.6 d	4,660 a	5,073 a
Durham	**	1.4 a	**	4,019 a
Halton/Peel	++	**	4,694 a	**
York	**	**	**	**
Central Ontario	1.9 c	0.6 a	3,645 a	3,758 a
Hamilton	–	**	–	**
Ottawa	7.3 c	4.0 c	4,349 a	4,683 a
Eastern Ontario	14.8 d	**	4,099 a	**
Southwestern Ontario	++	++	3,511 a	3,809 a
Northern Ontario	–	–	–	–
Ontario	**4.7 b**	**1.9 a**	**4,182 a**	**4,439 a**

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1.4 Universe, Number of Residents Living in Universe and Capture Rate

Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2011	2012				
Greater Toronto Area	15,405	18.0 a	16.4 a	157	13,803 a	378,650	3.6
Toronto	6,482	19.2 a	17.2 a	61	5,682 b	194,240	2.9
East York/York City	750	28.9 a	26.0 a	7	580 a		
Etobicoke	798	19.5 a	11.3 c	7	++		
North York	1,752	20.0 a	22.9 a	17	1,443 b		
Scarborough	1,004	14.0 a	8.0 b	9	977 c		
Former City of Toronto	2,178	17.7 a	16.2 a	21	1,917 b		
Durham	1,991	13.9 a	13.9 a	23	1,873 a	34,770	5.4
Halton	1,740	11.0 a	8.6 a	18	1,702 a	32,380	5.3
Peel	2,309	22.2 a	20.7 a	26	1,958 b	61,280	3.2
York	2,883	19.3 a	17.2 a	29	2,588 b	55,980	4.6
Central Ontario	13,737	12.7 a	11.4 a	206	12,956 a	220,340	5.9
Brant	714	8.6 a	6.0 a	11	696 a	10,060	6.9
Haldimand-Norfolk	424	7.9 b	5.9 a	10	426 a	8,840	4.8
Haliburton						1,860	
Hamilton	1,959	11.1 a	11.8 a	31	1,819 b	41,290	4.4
Former City of Hamilton	1,103	14.6 a	16.6 a	16	965 a		
Rest of Hamilton	856	6.2 b	5.6 a	15	854 c		
Kawartha Lakes	224	**	**	4	**	7,920	**
Muskoka	495	**	24.9 a	8	405 d	6,150	6.6
Niagara	2,312	16.4 a	14.4 a	30	2,122 b	40,340	5.3
Niagara Falls	451	10.5 a	11.8 a	6	419 a		
St. Catharines	761	17.4 a	18.7 a	8	677 a		
Rest of Niagara	1,100	18.2 a	12.5 a	16	1,026 d		
Northumberland	647	24.7 a	23.1 a	12	538 b	9,240	5.8
Peterborough	1,074	9.1 b	7.1 c	12	++	13,490	++
Simcoe	2,085	18.4 a	16.0 a	33	1,853 a	32,590	5.7
Barrie	759	17.1 d	8.6 a	10	731 a		
Rest of Simcoe	1,326	19.1 a	20.3 a	23	1,122 a		
Waterloo	2,178	8.9 a	3.8 a	32	2,218 a	30,750	7.2
Cambridge	395	6.0 a	2.3 a	8	399 a		
Kitchener	1,002	13.4 a	5.1 a	11	997 a		
Rest of Waterloo	781	5.0 a	2.9 a	13	822 a		
Wellington/Dufferin	1,625	10.0 b	8.4 a	23	1,601 b	17,810	9.0
Guelph	987	10.6 c	6.3 a	10	999 a		
Rest of Wellington/Dufferin	638	9.0 c	11.6 a	13	602 c		
Ottawa	6,617	16.3 a	14.2 a	65	6,057 a	55,990	10.8
Ottawa - Central	896	28.1 a	16.7 a	8	774 c		
Ottawa - East	2,382	8.4 a	10.7 a	25	2,285 a		
Ottawa - West	3,339	18.4 a	16.0 a	32	2,997 b		

continued

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate

Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2011	2012				
Eastern Ontario	5,388	13.7 a	13.9 a	91	4,963 b	66,980	7.4
Frontenac	741	19.1 a	15.4 a	12	688 a	11,860	5.8
Hastings/Prince Edward	910	23.2 a	17.2 d	15	++	14,280	++
Lanark	525	5.9 c	9.5 b	9	++	5,480	++
Leeds & Grenville	544	8.4 a	10.3 a	10	517 a	9,140	5.7
Lennox & Addington	207	++	29.1 d	5	++	3,410	++
Prescott & Russell	915	7.7 a	8.1 a	18	879 c	4,960	17.7
Renfrew	915	9.8 a	13.6 a	12	852 a	8,370	10.2
Stormont, Dundas & Glengarry	631	12.7 a	18.2 a	10	547 b	9,480	5.8
Southwestern Ontario	7,946	14.8 a	14.3 a	120	7,261 a	121,850	6.0
Bruce	432	18.4 d	18.8 a	9	373 d	6,170	6.0
Elgin	247	15.3 d	10.5 d	6	++	5,640	++
Essex	2,077	16.9 a	18.4 a	25	1,793 b	28,350	6.3
Windsor	1,043	17.5 a	23.6 a	9	849 c		
Leamington/Kingsville	360	15.0 a	3.6 a	6	368 a		
Rest of Essex	674	17.1 a	18.2 a	10	576 a		
Grey	755	14.9 c	12.0 a	12	711 d	9,310	7.6
Huron	264	15.8 d	15.9 a	6	228 a	5,220	4.4
Chatham-Kent	764	10.6 a	8.2 a	14	730 c	8,910	8.2
Lambton	660	10.0 a	9.8 a	11	636 a	11,580	5.5
Middlesex	1,823	17.2 a	16.6 a	19	1,682 a	32,480	5.2
Oxford	508	7.5 c	++	9	++	8,470	++
Perth	416	12.1 c	12.3 c	9	373 c	5,720	6.5
Northern Ontario	2,223	8.2 a	7.4 a	32	2,205 a	63,250	3.5
Algoma /Thunder Bay	939	10.9 a	14.0 a	12	857 b	23,420	3.7
Greater Sudbury	659	3.1 b	1.8 a	10	693 a	12,000	5.8
Rest of Northern Ontario	625	9.6 a	3.4 a	10	655 a	27,830	2.4
Ontario	**51,316**	**15.0 a**	**13.8 a**	**671**	**47,245 a**	**906,980**	**5.2**

[1] Sources: Statistics Canada estimates, 2010, and Ontario Ministry of Finance projections released Spring 2011. Reference scenario projection July 1, 2012.

[2] Data may not add due to rounding

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

2.1 Universe of Total Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Greater Toronto Area	424	7,981	6,123	877	15,405
Toronto	168	3,521	2,489	304	6,482
Durham	40	1,114	705	132	1,991
Halton	24	937	667	112	1,740
Peel	88	1,027	1,043	151	2,309
York	104	1,382	1,219	178	2,883
Central Ontario	895	9,086	3,340	416	13,737
Brant	85	513	105	11	714
Haldimand-Norfolk	4	371	29	20	424
Hamilton	134	1,376	406	43	1,959
Former City of Hamilton	78	879	125	21	1,103
Rest of Hamilton	56	497	281	22	856
Kawartha Lakes	10	201	13	--	224
Muskoka	--	380	115	--	495
Niagara	109	1,487	636	80	2,312
Niagara Falls	49	257	130	15	451
St. Catharines	42	463	209	47	761
Rest of Niagara	18	767	297	18	1,100
Northumberland	--	324	298	25	647
Peterborough	4	636	352	82	1,074
Simcoe	175	1,331	525	54	2,085
Waterloo	140	1,469	486	83	2,178
Cambridge	54	253	83	5	395
Kitchener	74	805	115	8	1,002
Rest of Waterloo	12	411	288	70	781
Wellington/Dufferin	234	998	375	18	1,625
Guelph	176	530	264	17	987
Rest of Wellington/Dufferin	58	468	111	1	638
Ottawa	211	4,125	1,965	316	6,617
Ottawa - Central	67	480	320	29	896
Ottawa - East	40	1,660	607	75	2,382
Ottawa - West	104	1,985	1,038	212	3,339
Eastern Ontario	320	3,802	1,150	116	5,388
Frontenac	18	298	379	46	741
Hastings/Prince Edward	77	580	236	17	910
Lanark	32	322	155	16	525
Leeds & Grenville	8	470	66	--	544
Lennox & Addington	4	178	25	--	207
Prescott & Russell	32	865	18	--	915
Renfrew	74	642	162	37	915
Stormont, Dundas & Glengarry	75	447	109	--	631

continued

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Total Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Southwestern Ontario	401	4,921	2,307	317	7,946
Bruce	6	319	107	–	432
Elgin	34	180	30	3	247
Essex	126	1,194	681	76	2,077
Grey	6	582	149	18	755
Huron	8	193	56	7	264
Chatham-Kent	61	600	103	–	764
Lambton	34	366	229	31	660
Middlesex	18	765	865	175	1,823
Oxford	38	406	57	7	508
Perth	70	316	30	–	416
Northern Ontario	46	1,468	640	69	2,223
Algoma/Thunder Bay	36	538	334	31	939
Greater Sudbury	10	488	149	12	659
Rest of North	–	442	157	26	625
Ontario	**2,297**	**31,383**	**15,525**	**2,111**	**51,316**

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.2 Universe by Unit Type

Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Ontario	**2,297**	**31,383**	**15,525**	**2,111**	**51,316**
Standard Spaces	1,395	26,385	13,482	1,799	43,061
Heavy Care	11	570	74	2	657
Other[1]	538	1,286	145	9	1,978
Unknown Spaces	353	3,142	1,824	301	5,620

[1] 'Other' consists of non-market units and respite units.

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.3 Universe of Standard Spaces by Rent Range
Ontario

Centre	$2,000 or Less	$2,001 - $2,500	$2,501 - $3,000	$3,001 - $3,500	$3,501 or more
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Greater Toronto Area	5.3 a	9.0 a	15.4 a	17.4 a	52.8 a
Central Ontario	13.3 a	22.6 a	26.9 a	18.2 a	19.0 a
Ottawa	6.1 a	12.4 a	28.0 a	13.9 a	39.7 a
Eastern Ontario	27.4 a	26.2 a	22.8 a	13.2 a	10.5 a
Southwestern Ontario	14.4 a	26.5 a	29.4 a	16.7 a	13.0 a
Northern Ontario	18.1 a	44.1 a	14.6 a	12.9 a	10.2 a
Ontario	**11.9 a**	**19.3 a**	**23.0 a**	**16.5 a**	**29.4 a**

[1] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available[1] By Structure Size Ontario

Centre	Meals				On-Site Medical Services	Registered Nurse on site[2]	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Greater Toronto Area	0.7 b	2.0 b	12.9 c	84.4 a	81.2 a	72.9 a	96.5 a	21.7 a
10 - 49	++	0.0 b	++	92.5 a	73.6 a	++	85.4 a	++
50 - 89	0.0 b	0.0 b	2.1 c	97.9 a	85.2 a	72.7 a	100.0 a	19.3 d
90 or more	0.0 b	4.1 c	23.8 d	72.1 a	81.5 a	78.5 a	98.6 a	24.7 d
Central Ontario	0.0 b	0.5 a	3.9 c	95.6 a	77.8 a	65.7 a	92.9 a	16.6 d
10 - 49	0.0 b	0.0 b	++	98.5 a	76.6 a	56.1 a	85.5 a	8.2 c
50 - 89	0.0 b	1.4 a	1.3 a	97.3 a	83.3 a	81.5 a	97.4 a	26.3 d
90 or more	0.0 b	0.0 b	++	87.8 a	70.7 a	++	97.9 a	++
Ottawa	0.0 b	++	++	96.2 a	80.2 a	68.7 a	100.0 a	10.4 d
10 - 49	++	++	++	100.0 a	++	++	100.0 a	++
50 - 89	++	++	++	100.0 a	84.1 a	64.1 a	100.0 a	++
90 or more	0.0 c	++	++	92.9 a	76.0 a	76.2 a	100.0 a	9.3 c
Eastern Ontario	0.0 b	2.3 b	0.0 b	97.7 a	71.5 a	46.3 a	86.3 a	14.5 c
10 - 49	0.0 b	0.0 b	0.0 b	100.0 a	65.1 a	++	79.1 a	2.5 c
50 - 89	0.0 b	3.1 d	0.0 b	96.9 a	72.5 a	++	90.5 a	++
90 or more	++	8.3 b	++	91.7 a	91.7 a	++	100.0 a	++
Southwestern Ontario	0.8 a	0.8 a	1.7 a	95.8 a	74.4 a	56.5 a	96.3 a	12.6 c
10 - 49	1.8 a	1.8 a	0.0 b	96.5 a	64.8 a	++	92.3 a	++
50 - 89	0.0 c	0.0 c	0.0 c	100.0 a	85.2 a	58.7 a	100.0 a	++
90 or more	0.0 c	0.0 c	6.0 a	90.9 a	81.1 a	69.4 a	100.0 a	25.3 d
Northern Ontario	0.0 c	0.0 c	++	93.0 a	77.3 a	64.8 a	84.4 a	26.6 d
10 - 49	++	++	++	100.0 a	++	++	70.7 a	++
50 - 89	++	++	++	100.0 a	83.3 a	77.8 a	85.2 a	++
90 or more	++	++	++	++	100.0 a	63.6 a	100.0 a	++
Ontario	**0.3 a**	**1.3 a**	**5.0 b**	**93.2 a**	**77.3 a**	**63.4 a**	**93.7 a**	**16.7 a**
10 - 49	0.9 a	0.4 a	1.0 a	97.6 a	70.4 a	49.0 a	85.9 a	6.9 b
50 - 89	0.0 b	1.0 a	0.9 a	98.1 a	82.4 a	71.9 a	96.8 a	22.3 a
90 or more	0.0 b	2.5 b	13.9 c	83.1 a	79.4 a	69.8 a	99.0 a	21.3 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] Registered Nurse on site means a RN, not a RPN or LPN.

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size

Ontario

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Greater Toronto Area	69.8 a	15.0 c	41.8 a	47.3 a	60.9 a	83.7 a
10 - 49	++	0.0 b	10.7 d	++	29.1 d	74.4 a
50 - 89	59.4 a	2.1 c	++	29.8 d	42.6 a	74.9 a
90 or more	84.2 a	29.5 d	61.1 a	73.3 a	85.6 a	93.2 a
Central Ontario	60.2 a	4.5 b	25.8 a	22.6 a	49.0 a	67.7 a
10 - 49	48.2 a	3.9 c	12.6 d	4.3 d	18.6 d	50.3 a
50 - 89	62.3 a	2.7 b	29.7 d	++	60.8 a	73.6 a
90 or more	77.1 a	8.7 b	++	++	81.0 a	87.3 a
Ottawa	82.1 a	10.4 d	++	++	63.1 a	80.5 a
10 - 49	++	++	++	++	++	++
50 - 89	95.0 a	5.0 d	++	++	++	90.0 a
90 or more	86.3 a	++	++	++	83.1 a	86.3 a
Eastern Ontario	59.6 a	3.4 c	21.2 d	17.6 d	35.2 a	61.6 a
10 - 49	++	0.0 b	10.2 d	2.3 a	27.5 d	++
50 - 89	++	3.2 d	++	++	++	75.6 a
90 or more	90.9 a	16.6 d	++	++	++	90.8 a
Southwestern Ontario	64.7 a	7.8 b	32.2 a	17.8 d	38.2 a	77.1 a
10 - 49	++	1.8 a	17.0 d	5.5 c	25.6 d	66.5 a
50 - 89	60.8 a	0.0 c	++	++	20.8 d	76.3 a
90 or more	90.9 a	25.4 d	57.4 a	++	75.7 a	96.0 a
Northern Ontario	46.1 a	0.0 c	20.3 d	++	56.3 a	48.4 a
10 - 49	++	++	19.5 d	++	++	++
50 - 89	++	++	++	++	55.6 a	++
90 or more	63.6 a	++	++	++	75.8 a	24.2 d
Ontario	**64.6 a**	**7.8 a**	**31.2 a**	**29.5 a**	**49.7 a**	**72.6 a**
10 - 49	48.5 a	1.8 a	13.3 c	6.2 b	23.6 a	55.4 a
50 - 89	63.3 a	2.3 b	30.7 a	27.0 a	47.0 a	75.3 a
90 or more	83.6 a	20.2 a	51.1 a	57.7 a	81.0 a	88.4 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

3.1 Average Rent ($) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Greater Toronto Area	1,841 a	2,097 a	3,097 a	3,178 a	4,010 a	4,172 a	4,741 a	5,171 a	3,490 a	3,635 a
Toronto	1,522 a	1,713 a	2,980 a	3,053 a	4,191 a	4,371 a	5,413 a	6,359 a	3,417 a	3,609 a
East York/York City	**	**	2,948 a	3,006 a	3,941 a	3,742 a	**	**	3,084 a	3,095 a
Etobicoke	**	**	3,390 a	3,742 a	**	4,293 a	**	**	3,812 a	4,052 a
North York	**	**	3,337 a	3,367 a	4,469 a	4,651 a	5,573 a	6,194 a	3,755 a	3,935 a
Scarborough	**	**	2,626 a	2,544 a	3,515 a	3,531 a	**	**	2,808 a	2,732 a
Former City of Toronto	**	**	2,719 a	2,874 a	4,441 a	4,523 a	5,117 b	7,047 a	3,449 a	3,831 a
Durham	**	**	2,797 a	2,885 a	3,635 a	3,725 a	4,579 a	4,653 a	3,172 a	3,230 a
Halton	–	**	3,292 a	3,460 a	3,931 a	4,067 a	4,582 a	4,829 a	3,664 a	3,790 a
Peel	2,463 a	2,342 a	3,385 a	3,262 a	3,756 a	3,877 a	4,158 a	4,259 a	3,571 a	3,551 a
York	2,081 b	2,636 b	3,262 a	3,493 a	4,196 a	4,314 a	4,805 a	5,049 a	3,667 a	3,924 a
Central Ontario	1,712 a	1,709 a	2,551 a	2,645 a	3,396 a	3,437 a	4,103 a	4,063 a	2,739 a	2,820 a
Brant	1,535 a	1,517 a	2,362 a	2,495 a	**	3,287 a	**	**	2,436 a	2,555 a
Haldimand-Norfolk	**	**	1,922 a	2,118 a	**	**	**	**	1,950 a	2,151 a
Hamilton	1,563 a	1,615 a	2,430 a	2,548 a	3,635 a	3,723 a	**	4,614 a	2,677 a	2,783 a
Former City of Hamilton	1,513 a	1,644 a	2,334 a	2,451 a	3,441 a	3,493 a	**	**	2,380 a	2,542 a
Rest of Hamilton	**	**	2,626 a	2,730 a	3,696 a	3,815 a	**	**	3,081 a	3,106 a
Kawartha Lakes	**	**	**	**	**	**	–	–	**	**
Muskoka	–	–	**	2,695 a	**	**	–	–	**	2,906 a
Niagara	1,720 a	1,712 a	2,390 a	2,523 a	3,119 a	3,254 a	4,204 a	4,219 a	2,660 a	2,746 a
Niagara Falls	**	**	2,430 a	2,454 a	3,116 a	3,231 a	**	**	2,649 a	2,626 a
St. Catharines	**	**	2,429 a	2,589 a	**	3,610 a	**	**	2,859 a	2,884 a
Rest of Niagara	**	**	2,357 a	2,505 a	3,011 a	3,085 a	**	**	2,574 a	2,705 a
Northumberland	**	–	2,298 a	2,277 a	2,544 a	2,769 a	3,254 a	3,300 a	2,409 a	2,529 a
Peterborough	**	–	2,732 a	2,788 a	3,708 a	3,481 a	4,640 a	**	3,137 a	2,992 a
Simcoe	1,917 a	1,793 a	2,635 a	2,767 a	3,602 a	3,672 a	4,332 a	4,689 a	2,792 a	2,983 a
Barrie	**	**	2,666 a	2,829 a	3,766 a	3,929 a	**	**	2,824 a	3,009 a
Rest of Simcoe	2,117 a	2,416 a	2,618 a	2,741 a	3,500 a	3,554 a	4,061 a	4,363 a	2,773 a	2,971 a
Waterloo	1,592 a	1,580 a	2,772 a	2,794 a	3,604 a	3,514 a	3,865 a	3,875 a	2,897 a	2,900 a
Cambridge	1,489 a	**	2,506 a	2,687 a	3,700 a	**	–	**	2,610 a	2,558 a
Kitchener	1,637 a	1,626 a	2,809 a	2,812 a	3,876 a	3,664 a	**	**	2,829 a	2,785 a
Rest of Waterloo	**	**	2,859 a	2,828 a	3,491 a	3,641 a	3,860 a	4,020 a	3,143 a	3,213 a
Wellington/Dufferin	1,898 a	1,892 a	2,730 a	2,856 a	3,531 a	3,561 a	**	**	2,836 a	2,950 a
Guelph	1,939 a	1,855 a	3,018 a	2,999 a	3,405 a	3,624 a	**	**	2,940 a	3,050 a
Rest of Wellington/Dufferin	**	2,010 a	2,298 a	2,667 a	**	3,433 a	**	–	2,677 a	2,792 a
Ottawa	1,538 a	1,557 a	2,970 a	3,052 a	4,047 a	4,153 a	4,859 a	4,345 a	3,345 a	3,352 a
Ottawa - Central	**	**	3,520 a	3,296 a	4,370 a	4,840 a	**	**	3,929 a	3,898 a
Ottawa - East	**	**	2,751 a	2,858 a	3,973 a	4,067 a	5,586 a	4,131 b	3,129 a	3,109 a
Ottawa - West	**	**	3,000 a	3,138 a	3,940 a	3,991 a	4,366 a	4,261 a	3,316 a	3,388 a

continued

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

3.1 Average Rent ($) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Eastern Ontario	1,359 a	1,357 a	2,250 a	2,320 a	3,494 a	3,387 a	4,175 a	3,914 a	2,474 a	2,508 a
Frontenac	**	**	2,680 a	2,875 a	3,595 a	3,770 a	**	**	3,162 a	3,308 a
Hastings/Prince Edward	**	**	2,396 a	2,368 a	4,163 a	3,292 a	**	**	2,693 a	2,553 a
Lanark	--	**	**	2,409 a	**	3,629 a	**	**	**	2,751 a
Leeds & Grenville	**	**	2,681 a	2,816 a	3,892 a	4,025 a	--	--	2,777 a	2,912 a
Lennox & Addington	**	**	2,393 a	2,525 a	**	**	--	--	2,236 a	2,513 a
Prescott & Russell	**	1,570 a	1,724 a	1,741 a	2,745 a	2,789 a	--	--	1,754 a	1,763 a
Renfrew	1,067 a	1,083 a	2,015 a	2,143 a	2,611 a	2,847 a	**	**	2,021 a	2,200 a
Stormont, Dundas & Glengarry	1,466 a	**	2,208 a	2,292 a	2,859 a	3,013 a	--	--	2,240 a	2,377 a
Southwestern Ontario	1,773 a	1,811 a	2,458 a	2,462 a	3,358 a	3,264 a	4,250 a	3,926 a	2,740 a	2,720 a
Bruce	**	**	2,259 a	2,283 a	**	3,131 a	--	--	2,467 a	2,495 a
Elgin	**	**	2,577 a	2,720 a	**	**	**	**	2,781 a	2,956 a
Essex	1,781 a	1,772 a	2,541 a	2,459 a	3,378 a	3,370 a	4,056 a	4,241 a	2,839 a	2,820 a
Windsor	**	**	2,628 a	2,459 a	3,321 a	3,398 a	**	**	2,877 a	2,863 a
Leamington/Kingsville	--	--	2,412 a	2,479 a	**	**	**	**	2,434 a	2,596 a
Rest of Essex	1,708 a	1,737 a	2,512 a	2,441 a	3,535 a	**	**	**	3,015 a	2,857 a
Grey	**	**	2,279 a	2,390 a	**	3,167 a	**	**	2,534 a	2,590 a
Huron	**	**	2,420 a	2,464 a	**	**	**	**	2,468 a	2,511 a
Chatham-Kent	1,765 a	1,766 a	2,380 a	2,398 a	2,830 a	2,954 a	--	--	2,398 a	2,395 a
Lambton	**	**	2,340 a	2,326 a	2,794 a	2,838 a	3,511 a	**	2,522 a	2,541 a
Middlesex	**	**	2,766 a	2,754 a	3,620 a	3,374 a	4,684 a	3,882 a	3,264 a	3,159 a
Oxford	--	--	2,392 a	2,502 a	**	**	**	--	2,433 a	2,524 a
Perth	1,554 a	1,656 a	2,239 a	2,270 a	2,844 a	2,912 a	--	--	2,159 a	2,217 a
Northern Ontario	1,329 a	**	2,220 a	2,211 a	3,266 a	3,102 a	4,230 a	4,177 a	2,540 a	2,513 a
Algoma/Thunder Bay	**	**	2,268 a	2,166 a	**	3,075 a	**	**	2,678 a	2,576 a
Greater Sudbury	--	**	2,271 a	2,290 a	3,220 a	**	**	**	2,529 a	2,538 a
Rest of North	**	--	2,100 a	2,171 a	2,849 a	2,917 a	**	**	2,347 a	2,391 a
Ontario	**1,671 a**	**1,733 a**	**2,678 a**	**2,744 a**	**3,709 a**	**3,764 a**	**4,523 a**	**4,536 a**	**3,002 a**	**3,066 a**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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01 Percent Vacant (%) for Total Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Greater Toronto Area	23.4 a	19.8 a	17.2 a	15.9 a	17.9 a	16.0 a	24.2 a	21.9 a	18.0 a	16.4 a
Central Ontario	17.8 a	13.5 a	11.7 a	11.1 a	14.0 a	11.8 a	12.0 c	9.1 b	12.7 a	11.4 a
Ottawa	15.3 d	10.1 c	16.2 a	14.2 a	16.3 a	14.4 a	18.8 d	16.0 d	16.3 a	14.2 a
Eastern Ontario	23.5 a	20.0 d	11.7 a	13.6 a	17.9 a	14.2 a	6.5 b	7.2 a	13.7 a	13.9 a
Southwestern Ontario	21.4 a	18.3 a	14.9 a	13.0 a	13.4 a	16.5 a	13.7 c	13.6 a	14.8 a	14.3 a
Northern Ontario	++	0.0 a	5.6 a	4.9 a	13.9 a	13.3 a	18.8 a	++	8.2 a	7.4 a
Ontario	**19.4 a**	**15.6 a**	**13.9 a**	**13.1 a**	**16.0 a**	**14.7 a**	**18.5 a**	**15.9 a**	**15.0 a**	**13.8 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O2 Universe, Vacancy Rates (%) and Average Standard Space Rents ($) for Centres with less than 50,000 population
Selected Ontario Regions

	Central Ontario	Eastern Ontario	Southwestern Ontario	Northern Ontario
Universe: All spaces				
Standard Spaces	2,483	2,548	2,440	406
Heavy Care Spaces	12	1	3	--
Other	81	272	150	20
Unknown	307	255	539	--
Total	2,883	3,076	3,132	426
Universe: All spaces				
Semi Private & Ward	84	192	207	26
Private/Studio	1,957	2,360	2,392	356
One-Bedroom	792	471	497	34
Two-Bedroom	50	53	36	10
Total	2,883	3,076	3,132	426
Vacancy Rate: All spaces				
Semi Private & Ward	20.7 d	23.9 d	19.2 d	**
Private/Studio	16.3 a	13.8 a	12.0 a	1.4 a
One-Bedroom	25.1 a	6.3 b	12.7 a	**
Two-Bedroom	10.2 d	3.6 c	++	**
Total	18.7 a	13.0 a	12.4 a	1.2 a
Vacancy Rate: Standard spaces				
Semi Private & Ward	26.1 d	27.2 d	21.6 d	**
Private/Studio	16.8 a	15.6 a	12.7 a	1.5 a
One-Bedroom	25.2 a	6.3 b	13.1 a	**
Two-Bedroom	10.2 d	3.6 c	++	**
Total	19.3 a	14.4 a	13.1 a	1.2 a
Rent: Standard spaces				
Semi Private & Ward	2,324 a	1,320 a	1,854 a	**
Private/Studio	2,536 a	2,250 a	2,387 a	1,996 a
One-Bedroom	3,274 a	3,243 a	3,004 a	**
Two-Bedroom	3,836 a	**	3,861 a	**
Total	2,748 a	2,348 a	2,466 a	2,012 a

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O3 Universe and Percent Vacant (%) for Total Spaces by Date Residence Opened
Ontario

Centre	Prior to 1990		1990-1999		2000 or later		Total	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Greater Toronto Area	5,708	18.3 a	2,068	15.0 a	7,629	15.3 a	15,405	16.4 a
Central Ontario	4,896	11.2 a	3,351	9.7 a	5,490	12.5 a	13,737	11.4 a
Ottawa	1,374	20.4 a	1,982	14.8 a	3,261	10.1 a	6,617	14.2 a
Eastern Ontario	1,633	12.3 a	1,993	13.5 a	1,762	16.2 a	5,388	13.9 a
Southwestern Ontario	3,404	13.7 a	1,925	10.5 a	2,617	18.2 a	7,946	14.3 a
Northern Ontario	696	2.6 a	479	4.8 a	1,048	11.8 a	2,223	7.4 a
Ontario Total	**17,711**	**14.5 a**	**11,798**	**12.1 a**	**21,807**	**14.1 a**	**51,316**	**13.8 a**

The following letter codes are used to indicate the reliability of the estimates:

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O4 Average Rent ($) for Standard Spaces by Unit Type and Date Residence Opened

Ontario

Centre	Prior to 1990		1990-1999		2000 or later		Total	
Greater Toronto Area	3,362	a	3,158	a	3,984	a	3,635	a
Semi Private & Ward	1,955	a	1,388	a	**		2,097	a
Private/Studio	3,098	a	2,963	a	3,438	a	3,178	a
One Bedroom	4,218	a	4,082	a	4,168	a	4,172	a
Two Bedroom	5,594	a	**		5,160	a	5,171	a
Central Ontario	2,535	a	2,671	a	3,166	a	2,820	a
Semi Private & Ward	1,740	a	1,683	a	1,513	a	1,709	a
Private/Studio	2,582	a	2,577	a	2,804	a	2,645	a
One Bedroom	3,016	a	3,412	a	3,513	a	3,437	a
Two Bedroom	2,524	b	3,280	a	4,355	a	4,063	a
Ottawa	3,060	a	3,259	a	3,671	a	3,352	a
Semi Private & Ward	**		**		–		1,557	a
Private/Studio	2,805	a	2,994	a	3,314	a	3,052	a
One Bedroom	4,363	a	3,792	a	4,465	a	4,153	a
Two Bedroom	**		**		5,307	a	4,345	a
Eastern Ontario	2,372	a	2,303	a	2,953	a	2,508	a
Semi Private & Ward	1,527	a	1,269	a	**		1,357	a
Private/Studio	2,290	a	2,241	a	2,550	a	2,320	a
One Bedroom	3,377	a	3,050	a	3,524	a	3,387	a
Two Bedroom	–		**		3,979	a	3,914	a
Southwestern Ontario	2,498	a	2,646	a	3,106	a	2,720	a
Semi Private & Ward	1,793	a	1,839	a	**		1,811	a
Private/Studio	2,448	a	2,450	a	2,530	a	2,462	a
One Bedroom	2,960	a	3,298	a	3,366	a	3,264	a
Two Bedroom	3,123	b	4,190	a	3,918	a	3,926	a
Northern Ontario	2,153	a	2,258	a	2,855	a	2,513	a
Semi Private & Ward	**		**		**		**	
Private/Studio	2,148	a	2,009	a	2,387	a	2,211	a
One Bedroom	**		2,914	a	3,317	a	3,102	a
Two Bedroom	–		**		4,223	a	4,177	a
Ontario Total	**2,801**	**a**	**2,781**	**a**	**3,482**	**a**	**3,066**	**a**
Semi Private & Ward	1,758	a	1,558	a	2,084	a	1,733	a
Private/Studio	2,673	a	2,605	a	2,996	a	2,744	a
One Bedroom	3,721	a	3,561	a	3,828	a	3,764	a
Two Bedroom	4,850	a	3,864	a	4,692	a	4,536	a

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

O5 Universe of Total Spaces by Size of Residence Ontario

Centre	10-49 Spaces		50-89 Spaces		90 or more Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Greater Toronto Area	27	775	49	3,534	81	11,096	92
Central Ontario	79	2,466	75	5,155	52	6,116	62
Ottawa	5	162	21	1,397	39	5,058	103
Eastern Ontario	42	1,293	36	2,537	13	1,558	58
Southwestern Ontario	53	1,621	31	2,008	36	4,317	56
Northern Ontario	9	224	15	1,065	8	934	70
Ontario	**215**	**6,541**	**227**	**15,696**	**229**	**29,079**	**70**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2012 survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e., before January 2011
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C.)
- ✓ Offer an on-site meal plan
- ✓ Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ Have at least 50% of residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey, therefore, all seniors' residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space where the resident does not receive high-level care (i.e., the resident receives less than 1.5 hours of care per day.) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy Care Space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples include Alzheimer, Dementia and mobility support residents.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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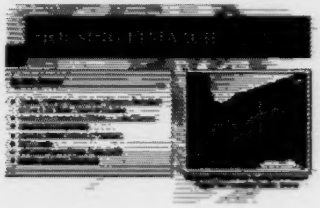

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